



711 W. Cinnamon Drive • Lemoore, CA 93245 • Planning (559) 924-6744, Ext. 740
Community Development Department

**MAJOR SITE PLAN AND ARCHITECTURAL REVIEW
APPLICATION**

The purpose of a Major Site Plan and Architectural Review is for the review of the design and layout of new development in the City to ensure that it is consistent with this title and will not result in a detriment to the city or the environment. (See Section 9-2B-15-B of the Municipal Code for applicability)

Section 9-5 of the Zoning Code lists the applicable rules and standards for all development and land uses and includes a) development standards by Zoning District (except Downtown and Mixed-Used districts), b) architectural and site design, c) landscaping, d) water reporting (when applicable), e) off-street parking and loading and f) signage.

The following material constitutes a completed application submitted to Planning:

- a. Application form filled out completely.
- b. Five (5) sets of Site Plans drawn to scale (showing property lines, streetscape, drive approaches, setbacks, lighting, trash, etc.) with conceptual and existing landscape included or on separate plans, color elevations and floor plans as applicable to the project and other such data as required by the Community Development Director.
- c. Map showing all properties within 300 ft. radius of the project site and typed mailing labels with owner names and addresses of those properties shown on the map. **Information must be certified from the Kings County Tax Roll and not more than 30 days old.**
- d. Preliminary Title Report not more than 90 days old to show existing easements if any.
- e. Environmental Checklist Form and Environmental Review Fees.
- f. Indemnity Agreement (If deemed applicable.)
- g. Application Filing Fee. (Cash or Check)

<p>1. APPLICANT/ENGINEER:</p> <p>Name: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>Email: _____</p>	<p>2. PROPERTY OWNER: (if other than applicant, signature required)</p> <p>Name: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>Email: _____</p>
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3. Location/Address of Site: _____

4. Site Area: _____ 5. Zone District: _____

6. Existing Use: _____ 7. Proposed Use: _____

8. Describe the project and changes being made to the site:

9. Size of Proposed Building: _____ 10. Height of Proposed Building: _____

11. Existing Parking Spaces: _____ 12. Proposed Parking Spaces: _____

13. How much and what portions of the site are already or proposed to be landscaped: (Show on Site Plan)
 (a) Square footage: _____ (b) % of open Space: _____ (c) % of Site area: _____

15. Proposed construction of any fences or walls:
 (a) Height: _____ (b) Material: _____ (c) Location: _____

16. How much and what kind of outdoor lighting is proposed: _____

17. Type, location and size of any easements on the site: (a) Type of easement: _____
(b) Location of easement: _____ (c) Size of easement: _____

I certify that the information provided on this form is true and correct and contains all the proposed work being done on the site. I understand that should I modify or add to the work described herein, I may have to submit a new application if the tasks are not exempt from City approval. I further understand that if I have a previous Site Plan Review or Administrative Review approval for this site, I agree to rescind the approval with this signature.

18. Applicant Signature: _____ 19. Date: _____

20. Print Name: _____

21. Property Owner's Signature: _____ 22. Date: _____

23. Print Name: _____

APPROVAL FINDINGS
(Per Section 9-2B-15-E)

Approval by the Planning Commission can only be granted if the proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City as well as those other findings listed in Section 9-2B-15-E.

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties;
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
5. In the case of proposed alterations, additions, or demolitions to nonresidential buildings that are more than seventy five (75) years old:
 - a. Alterations and Additions: The alteration or addition is compatible with the downtown revitalization plan.
 - b. Demolitions: The applicant has demonstrated that the existing use cannot generate reasonable rate of return' the existing building constitutes a hazard to public safety and is economically infeasible to rehabilitate, the design quality of the replacement building will be superior to the existing building and will be compatible with adjacent buildings and the character of downtown Lemoore, or the proposed demolition or removal is necessary to allow a project that will have public benefits outweighing the public benefits of retaining the existing building.

FOR OFFICE USE ONLY	
Type of Project:	_____
File Number: _____	Zone District: _____ Assessor Parcel Number: _____
Date filed: _____	Receipt No.: _____ Fees Paid: _____
Planning Commission Action:	<input type="checkbox"/> Approved Resolution No. _____ <input type="checkbox"/> Denied Date: _____
Conditions of Approval:	_____
Reason for Denial:	Per Section 9-2A-8 Option for Appeal Expires: / /